

PLANNING & ZONING COMMISSION ACTION:

Rezoning

If the Commission recommends a zoning change for approval, it will automatically be scheduled for a public hearing before City Council. If the Commission votes to deny this application, the applicant has 14 days to file a written letter of appeal, requesting that the application be heard by City Council. The Commission may consider alternatives to the proposed rezoning, provided they are consistent with the general scope of the notice.

If the Planning & Zoning Commission wholly or partially denies a proposed zoning amendment or change, or if a written protest is submitted against the change signed by the owners of 20 percent or more of the area being rezoned or area of land immediately adjoining the area, as discussed in the Reply Form section of this notice, the change shall not become effective except by a favorable vote of $\frac{3}{4}$ of City Council Members present, or four (4) votes, whichever is greater.

Zoning districts, amendments, and conditions recommended by the Planning & Zoning Commission for approval by City Council may be more restrictive than those described in this notice.

Variances

A public hearing is held to receive feedback from the public, and assist the Planning & Zoning Commission in considering variance requests. The public's viewpoints in considering requests are important as it provides the Planning & Zoning Commission a greater ability to weigh all testimony regarding the request. The Planning & Zoning Commission has final approval of sign variance requests. The Board of Adjustment has final approval of variance requests to Development Standards.

Plats and Site Plans

Plats and site plans receive final approval from the Planning & Zoning Commission. The applicant may appeal the denial of a plat, site plan to the City Council by submitting a request to appeal to Development Services within 10 days of the Planning & Zoning Commission decision. Any item approved by the Planning & Zoning Commission may be appealed by the City Council at the first City Council meeting following the Planning & Zoning Commission's decision. The Director of Development Services shall appeal within 10-days.